

COUNTY OF SUFFOLK



STEVEN BELLONE
SUFFOLK COUNTY EXECUTIVE

SUFFOLK COUNTY PLANNING COMMISSION SUMMARY OF REGULARLY SCHEDULED MEETING

David L. Calone
Chairman

Sarah Lansdale, AICP
Director of Planning and
Environment

Date: April 2, 2014
Time: 2:00 p.m.
Location: Rose Caracappa Legislative Auditorium
William H. Rogers Legislature Building
North County Complex
Hauppauge, New York 11788

Members Present (13)

Ramon Accettella – Town of Babylon
Michael Kelly – Town of Brookhaven (Arrived 2:10)
John P. Whelan – Town of East Hampton
Jennifer Casey – Town of Huntington
Matthew Chartrand – Town of Islip
Carl Gabrielsen – Town of Riverhead
John Finn – Town of Smithtown
Nicholas Planamento – Town of Southold
Adrienne Esposito – Villages Over 5,000 (Arrived 2:08)
Michael Kaufman – Villages Under 5,000
Kevin G. Gershowitz – At Large (Arrived 2:18)
Glynis Margaret Berry – At Large
David Calone – At Large

Staff Present (6)

Sarah Lansdale – Director of Planning and Environment
Thomas Young – Assistant County Attorney (Counsel to the Commission)
Andrew Freleng – Chief Planner
Theodore Klein – Senior Planner
John Corral – Planner
Christine DeSalvo – Senior Clerk Typist

Call to Order

- The meeting of April 2, 2014 was called to order by David Calone, Chairman, at 2:05 p.m.

The Pledge of Allegiance

Adoption of Minutes

- The adoption of the March 2014 Meeting Minutes. Motion to adopt as amended made by Commission member Casey, seconded by Commission member Whelan. Vote Approved: 9 ayes, 0 nays, 1 abstention (Finn). Note: Vice Chairs Esposito and Kelly, and Commission member Gershowitz hadn't arrived to the meeting yet.

Public Portion – No one from the public asked to address the Commission.

Chairman's Report – Chairman Calone updated the Commission as follows:

- Chairman Calone began by announcing that in a few minutes the Commission would be hearing from the new Suffolk County Legislature Presiding Officer, DuWayne Gregory.
- The Chair congratulated Director Lansdale and her staff on winning the IBM Smart Cities Award. The award will provide private sector help to address Suffolk County's wastewater issues.
- The County Executive has continued to emphasize the need to protect water quality as one of his top priorities, and one of his first steps in doing so is to seek utilizing Federal Sandy funds to expand sewer infrastructure to flood vulnerable areas along Suffolk's south shore, and improvements to its Bergen Point sewage treatment plant.
- On Suffolk County Sewer Infrastructure Funding; The Chairman stated that a key piece of that is financing for decentralized systems and sewer systems; and the Planning Commission has been one of the leaders on that issue in the county. The Chair indicated that he has met with the Legislature and the County Executive in recent weeks to resume the focus on that critical issue.
- With regard to Agriculture; The Chairman indicated that he had been asked to meet with a number of the farm organization leaders last month, and they were very impressed and thankful for the Planning commission's new focus on agriculture; in particular our emphasis on new farmers certainly resonated. The Chair went on to mention that two weeks ago the County Executive announced that he was going to set-up an agriculture education task force headed by Augie Ruckdeschel. Also the Chair mentioned that this coming Monday the Planning Commission is going to co-host a breakfast discussion at East Hampton Town Hall on new farmers and the obstacles they are facing. We are co-hosting the event along with Congressman Tim Bishop and East Hampton Supervisor Larry Cantwell. The Chair thanked Commission member John Whelan for his efforts in organizing that event.
- On 'Professional Certification' Chairman Calone indicated that he has talked with Des Ryan of ABLI, and now that the State budget has been passed, Albany can now focus on other issues and ABLI will be pushing this idea. Senator Lee Zeldin has expressed some interest and so I hope that we will meet with him in the coming months.
- 'Economic Development Conference', the Commission is working it as a joint effort with the Suffolk County IDA, and the Chair stated that even though IDA Executive Director Anthony Manetta has stepped down he is still eager to get this done since he will remain involved with the agency on a part-time basis for a little while longer. Chairman Calone indicated that he is hoping to hold the event before the summer.

Chairman's Report (Continued)

- As for the 'Geothermal Model Code'; the Commission got a revised proposed code back from the industry, and the Chair indicated that he would need to now circulate it among key stakeholders like the Suffolk County Water Authority and Renewable Energy Long Island, as well as the Commission's own Energy and Environment Working Group. Chairman Calone indicated that he would like to be able to adopt it from this Commission once we get their feedback; hopefully at our next meeting in May.
- With regard to the Comprehensive Plan; the Chairman stated that one of the primary responsibilities of the County Planning Commission under the County Charter is to propose a comprehensive plan for Suffolk County. And that the consultant group AKRF is heading up the effort to develop the plan. Chairman Calone noted that a few weeks ago the Commission's Oversight Committee reviewed their work and made a number of suggestions, and thanked Commission members Glynis Berry and Michael Kaufman for their input. He also acknowledged the work of Dewitt Davies of the Planning Division. The Chair went on to restate the general course of action that was discussed at the last Commission meeting, as well as the Oversight Committee meeting; which is, following AKRF's work, the Commission and staff will incorporate the Farm Plan and the Water Quality Plan when those are finalized over the next few months, and then layer over an overview chapter to knit the findings together. Then in accordance with the County Charter we will hold two public hearings on the Draft Plan prior to submitting the Comprehensive Plan to the Legislature.
- With respect to other Commission business;
 - The next Commission meeting will be held at the Bergin Point Sewage Treatment Plant at 2 p.m. on May 7th. Babylon Town Supervisor Richard Schaffer will be joining us for the meeting to talk about the many projects going on in Babylon. The Commission will do a tour of the sewage treatment plant at 1:30 p.m., prior to the meeting. Chief Planner Andrew Freleng stated that sneakers or work boots would be required footwear for the tour.

Guest Speaker – Hon. DuWayne Gregory, Presiding Officer of the Suffolk County Legislature; addressed the Planning Commission on the general direction and goals of the County regarding land use and the quality of life issues for its residents.

Director's Report – While the Planning Director Sarah Lansdale was not present at this moment of the meeting, Chief Planner Andrew Freleng informed the Commission about recent activities within the Division including the following:

- The total number of referrals process by the Regulatory Division for the first three months of 2014.
- Mr. Freleng gave a brief break-down of the kinds of referrals processed by the Division; i.e. SEQRA, site plans, change of zones, variances. And went on further to acknowledge that Senior Planner Ted Klein reviews and processes the bulk of those referrals. He also reviews the subdivisions that are referred to County.
- Mr. Freleng stated that he reviews most of the site plans, changes of zone, and special exception types of referrals.
- Noting that all this is done within the Division is supported by clerical, Christine DeSalvo.
- And that Planner John Corral handles a lot of the production; putting reports together, and getting them out to the Commission. He also is the principle staff to the Council on Environmental Quality (CEQ).

Director's Report – Division activities presented by **Chief Planner Andrew Freleng** (Continued):

- The Regulatory Review staff is also working closely with the Environmental staff on the Comprehensive Plan; as well as managing the Transfer of Development Rights study and the Commack Road By-pass study.

Section A14-14 thru A14-25 of the Suffolk County Administrative Code

- **The Meadows at Yaphank;** referred by the Town of Brookhaven, received on March 13, 2014 – the Commission's jurisdiction for review is that the application is adjacent to the Long Island Expressway (NYS Route 495), William Floyd parkway (CR 46), and within the Suffolk County Pine Barrens Zone. The application is a request for subdivision approval of approximately 322.37 acres of land into 4 lots, and site plan approval from the Town Planning Board for the development of a 240 rental units on approximately 17.63 acres (considered Phase 1 of the overall planned development). It was noted by staff that there was a prior referral to the Commission of the property for a change of zone request from J-2 Business and L-1 Light Industry to Planned Development District (PDD), and that was approved by the Commission on September 7, 2011.

The staff report recommended approval of the subdivision and site plan application and offered seven (7) comments to the Town of Brookhaven for their consideration and use. After deliberation the Commission resolved to generally agree and approve the application with eight (8) comments.

The motion to approve the subdivision and site plan application, with the eight (8) comments for their consideration and use by the Town of Brookhaven was made by Vice Chair Kelly and seconded by Commission member Chartrand, vote to Approve; 12 ayes, 1 nay, 0 abstentions.

- **Peconic Landing at Southold;** referred by the Town of Southold, received on March 19, 2014 – the Commission's jurisdiction for review is that the application is adjacent to the New York State Route 25 and the Long Island Sound. The application is seeking amended site plan approval from the Town of Southold Planning Board for the proposed construction of two new buildings at Peconic Landing, an existing continuing care retirement community. One of the proposed buildings is a 87,426 SF apartment building with 46 apartments and a parking garage, and the other is a 35,543 SF nursing home with 33 beds; including a reconfiguration of the parking lot on 144 acres in the Hamlet Density Zoning District.

The staff report recommended approval of the amended site plan application and offered five (5) comments to the Town of Southold for their consideration and use. After deliberation the Commission resolved to generally agree and approve the amended site plan application with five (5) comments.

The motion to approve the amended site plan application with five (5) comments for their consideration and use by the Town of Southold Planning Board was made by Commission member Planamento and seconded by Commission member Accettella, vote to Approve; 12 ayes, 0 nays, 0 abstentions. Note that Commission member Gabrielsen had left the meeting before the presentation and vote of this application.

Discussion

- Chairman Calone reminded the Commission on the following:
 - The next scheduled Commission will be at the Bergen Point Sewage Treatment Plant at 2 p.m. on May 7th. Babylon Town Supervisor Richard Schaffer will be joining us for the meeting to talk about the many projects going on in Babylon. The Commission will do a tour of the sewage treatment plant at 1:30 p.m., prior to the meeting, and sneakers or work boots would be required footwear for the tour.
 - This coming Monday's 8:00 a.m. breakfast discussion at East Hampton Town Hall on new farmers and the obstacles they are facing.
 - And that Edward Shillingburg, from Shelter Island has decided to step down and will no longer be serving on the Planning Commission.

Meeting Adjourned (4:00 p.m.)

The motion to adjourn the meeting was made Vice Chair Kelly and seconded by Commission member Finn, unanimously approved.